



Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

July 1997

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PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of July 1997.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration Department, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration Department.

CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

**CITY OF GAITHERSBURG
PLANNING NEIGHBORHOODS**

The map displays six planning neighborhoods in Gaithersburg, Maryland, each identified by a number and a distinct shading pattern:

- Neighborhood 1:** Located in the northeast, shaded with a dense cross-hatch pattern. It is bounded by I-370 to the south and east, and by various local roads to the north and west.
- Neighborhood 2:** Located in the east-central area, shaded with a medium-density cross-hatch pattern. It is bounded by I-370 to the south and east, and by I-270 to the west.
- Neighborhood 3:** Located in the south-central area, shaded with a light cross-hatch pattern. It is bounded by I-270 to the south and east, and by I-370 to the north.
- Neighborhood 4:** Located in the southwest, shaded with a dense cross-hatch pattern. It is bounded by I-270 to the south and west, and by I-370 to the north.
- Neighborhood 5:** Located in the west-central area, shaded with a medium-density cross-hatch pattern. It is bounded by I-270 to the south and west, and by I-370 to the north.
- Neighborhood 6:** Located in the north-central area, shaded with a dense cross-hatch pattern. It is bounded by I-370 to the south and east, and by I-270 to the west.

Major roads shown include I-370, I-270, and the B&O Railroad. Local roads include Frederick Avenue, Washingtonian Blvd, and various residential streets. The map also shows the locations of the Gaithersburg City Center and the Gaithersburg Town Center.

CITY OF GAITHERSBURG

JULY 1997

1-July-97

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 1	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
OLDE TOWNE			

DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
E. DEER PARK/LYNPARK/BEANE		FT 561	401	401	0	0	1,263	0	1,263	7007.04	101,102,103,104,105,106,107,108
EAST DIAMOND		FT 562	21	15	6	0	47	0	47	7007.08	906 908
EMORY HILLS (COX PROPERTY)		FT 563	6	0	0	6	0	19	19	7007.09	523A
EMORY WOODS		FT 563	11	0	0	11	0	35	35	7007.09	
REALTY PARK		FT 342	60	58	2	0	183	0	183	7007.07	108 928 107
RUSSELL & BROOKES ADDITION		FT 562	65	50	14	1	158	3	161	7007.07	101,104,105,106,913,914,924
SAYBROOKE II	H	FT 562	143	143	0	0	450	0	450	7007.08	901A
SAYBROOKE IV	H	GT 122	19	19	0	0	60	0	60	7007.08	901A
SAYBROOKE VILLAGE	H	GT 122	416	416	0	0	1,310	0	1,310	7007.08	901A
SCATTERED I/			7	7	0	0	22	0	22	7007.05	113 & 7007.04 303
WALKER'S ADDITION		FT 562	28	28	0	0	88	0	88	7007.07	107 106
GATEWAY COMMONS	C	FS 563	52	52	0	0	164	0	164	7007.04	285
WHETSTONE RUN	H	FT 562	86	86	0	0	271	0	271	7007.08	901 902 909
SINGLE FAMILY SUBTOTAL			1,315	1,275	22	18	4,016	57	4,073		

1/ SCATTERED INCLUDES ST. MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, & 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES		POPULATION FACTOR: H TAX 2.89 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY VILLAS (DUPLEXES)* (1)		FT 342		77	74	3	0	148	0	148	7007.07	928
AUDUBON SQUARE (FALLBROOK)	H	FT 562		234	234	0	0	676	0	676	7007.08	906
CAROLANN COURTS CONDO	C	FT 562		24	24	0	0	69	0	69	7007.08	906
EMORY WOODS		FT 563		27	0	0	27	0	78	78	7007.09	
GATEWAY COMMONS	H	FS 563		83	83	0	0	240	0	240	7007.04	205
LEE AVENUE DUPLEXES	H	FT 562		4	4	0	0	12	0	12	7007.07	913
NEWPORT ESTATES SECTION I	C	FT 562		54	54	0	0	156	0	156	7007.08	901A
NEWPORT ESTATES SECTION II	C	FT 562		103	103	0	0	298	0	298	7007.08	901A
NEWPORT ESTATES SECTION III	C	FT 562		134	134	0	0	387	0	387	7007.08	910
TOWNHOUSE SUBTOTAL				740	710	0	27	1,986	78	2,064		

* POPULATION FACTOR: 2

(1) "other uses": 24&30 Maryland Ave. (guest houses) and 28 Maryland Ave. (model home)

NEIGHBORHOOD 1, CONTINUED OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS		POPULATION FACTOR: H TAX 2.17 C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY*	R	FT 562	832	733	0	99	909	123	1,032	7007.07	924B
BROOK MANOR	R	FT 562	11	11	0	0	24	0	24	7007.07	101
CHESLINE	R	FT 341	22	22	0	0	48	0	48	7007.07	126
CRESTWOOD TERRACE	R	FT 562	108	108	0	0	234	0	234	7007.08	906
DALAMAR	R	FT 342	120	120	0	0	260	0	260	7007.07	117
DEER PARK APARTMENTS	R	FT 562	22	22	0	0	48	0	48	7007.08	906
DEER PARK GARDENS	R	FT 561	40	38	2	0	82	0	82	7007.04	303
DIAMOND COURTS	R	FT 562	26	26	0	0	56	0	56	7007.08	906
DIAMOND OAK CONDOS	C	FT 562	36	36	0	0	78	0	78	7007.07	105
FOREST OAK/NAGEL	R	FT 562	11	11	0	0	24	0	24	7007.07	101
FOREST OAK TOWERS	R	FT 342	175	175	0	0	380	0	380	7007.07	929
FREESTATE	R	FT 342	16	16	0	0	35	0	35	7007.07	117
GAITHER HOUSE	R	FT 561	95	95	0	0	206	0	206	7007.04	303
LANGAN	R	FT 561	5	5	0	0	11	0	11	7007.04	303
KING	R	FT 562	9	9	0	0	20	0	20	7007.07	102
LAKESIDE	R	FT 561	45	45	0	0	98	0	98	7007.04	303
LAR-KEN	R	FT 562	44	44	0	0	95	0	95	7007.08	906
LYN-BROOK/NAGEL	R	FT 562	8	8	0	0	17	0	17	7007.07	101
MONTGOMERY HOUSE	R	FT 561	50	50	0	0	109	0	109	7007.04	303
OLDE TOWNE (LEE STREET)	R	FT 561	126	126	0	0	273	0	273	7007.07	101 107 913
CAMDEN AT SAYBROOKE	C	GT 122	252	252	0	0	547	0	547	7007.08	901A
SCHNEIDER/HOUSER	R	FT 342	33	31	2	0	67	0	67	7007.07	929
SEIDL	R	FT 562	11	11	0	0	24	0	24	7007.07	101
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	204	204	0	0	443	0	443	7007.08	904 906
STREAMSIDE EAST	R	FT 562	237	237	0	0	514	0	514	7007.08	906
STREAMSIDE WEST	R	FT 562	182	179	3	0	388	0	388	7007.08	905 906
SUMMIT CREST	R	FT 562	232	231	1	0	501	0	501	7007.08	907 906
TY GWYN (CROWN)	R	FT 562	25	25	0	0	54	0	54	7007.08	906
VILLA RIDGE (VICTORY FARM)	C	FT 562	417	417	0	0	905	0	905	7007.08	906
WAYNE GARDENS	R	FT 561	23	23	0	0	50	0	50	7007.04	303
WELLS/KEATING (MILLS/NASH)	R	FT 561	18	8	10	0	17	0	17	7007.07	105
WHETSTONE	R	FT 342	102	102	0	0	221	0	221	7007.07	928
WOODLAWN PARK	R	FT 342	44	44	0	0	95	0	95	7007.07	928
YOUNG (KING II)	R	FT 562	6	6	0	0	13	0	13	7007.07	102
APARTMENT SUBTOTAL			3,587	3,470	18	99	6,848	123	6,971		

* POPULATION FACTOR: 1.24

DWELLING TYPE: SPECIAL PLACES		POPULATION FACTOR: H TAX SPECIAL C MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
ASBURY NURSING HOME*		FT562	1	1	0	0	285	0	285	7007.07	924
WELLS-ROBERTSON HOUSE**		FT561	1	1	0	0	14	0	14	7007.04	109,110,111,203,210,301,302,303
SPECIAL PLACES SUBTOTAL			2	2	0	0	299	0	299		

* POPULATION FACTOR: 285 resid.

** POPULATION FACTOR: 14 resid.

NEIGHBORHOOD 1 TOTAL			5,644	5,457	40	144	13,150	257	13,407		
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CITY OF GAITHERSBURG

JULY 1997

1-July-97

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIGHTON WOODS	FS 563	139	139	0	0	438	0	438	7007.05	201 302 303 304
BROWN'S ADDITION	FT 341	176	176	0	0	554	0	554	7007.05	103,104,105,106,201,304,305,307
DESELLUM OAKS	FT 341	11	0	0	11	0	35	35	7007.05	201 302
KRA-BAR GARDENS	FS 563	28	28	0	0	88	0	88	7007.05	201 302
LONDONDERRY/WATER'S WAY	FT 341	18	18	0	0	57	0	57	7007.07	118 304 305 306 307
MEEM'S ADDITION	FT 341	49	49	0	0	154	0	154	7007.07	103 110 111 116
OBSERVATORY HEIGHTS	FT 341	60	60	0	0	189	0	189	7007.05	103 107 119 201
ROSEMONT	FS 563	51	51	0	0	161	0	161	7007.05	401A,402,406,407,408,410
SUNNYSIDE COURTS	FT 341	18	18	0	0	57	0	57	7007.05	304
SUMMIT HALL ESTATES	FT 341	32	32	0	0	101	0	101	7007.05	302 304
SUMMIT HALL-SUMMIT PARK	FT 561	16	16	0	0	50	0	50	7007.05	304 119 201
THOMAS ADDITION	FT 341	2	2	0	0	6	0	6	7007.05	201 304
SINGLE FAMILY SUBTOTAL		600	589	0	11	1,855	35	1,890		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
BRIGHTON EAST I CONDOS	C FS 343	45	45	0	0	130	0	130	7007.05	312
BRIGHTON EAST II CONDOS	C FS 343	69	69	0	0	199	0	199	7007.05	307 308
BRIGHTON EAST III CONDOS	C FS 343	41	41	0	0	118	0	118	7007.05	307
CEDAR VILLAGE CONDOS	C FS 563	45	45	0	0	130	0	130	7007.05	313
CASEY TOWNHOUSES (RENTALS)	R FS 563	12	12	0	0	35	0	35	7007.05	301
DEER PARK PLACE	H FS 343	145	145	0	0	419	0	419	7007.05	312
FOXWOOD	H FT 341	112	112	0	0	324	0	324	7007.05	307
SPRINGHOLLOW	H FT 341	11	11	0	0	32	0	32	7007.05	103
TOWNHOUSE SUBTOTAL		480	480	0	0	1,387	0	1,387		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
DIAMOND HOUSE	R FT 341	17	17	0	0	37	0	37	7007.05	103
EXECUTIVE GARDENS	R FT 561	85	84	1	0	182	0	182	7007.05	103
FIRESIDE CONDOS	C FS 343	258	258	0	0	560	0	560	7007.05	309 310 311 314 315
LILAC GARDENS CONDOS	C FT 341	31	31	0	0	67	0	67	7007.05	103
ROSEDALE	R FS 563	192	191	1	0	414	0	414	7007.05	407 410
SEIDL 49 W. DIA.	R FT 341	35	35	0	0	76	0	76	7007.05	103
STRATFORD PLACE	R FT 561	350	349	1	0	757	0	757	7007.05	201
SUMMIT HALL	R FT 341	22	22	0	0	48	0	48	7007.05	103
WEST DEER PARK	R FS 563	198	198	0	0	430	0	430	7007.05	202
APARTMENT SUBTOTAL		1,188	1,185	3	0	2,571	0	2,571		

NEIGHBORHOOD 2 TOTAL		2,268	2,254	3	11	5,814	35	5,849		
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CITY OF GAITHERSBURG

JULY 1997

1-July-97

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 3 MUDDY BRANCH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY		UNIT TOTAL				CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR:	TAX	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	POP.	GROWTH	FUT POP		
3.15 C	MAP									
MISSION HILLS	H FS 341	52	50	0	2	158	6	164	7008.01	913
WASH. VILLAGE (CRESTFIELD)	FS 342	90	90	0	0	284	0	284	7008.01	906A
SINGLE FAMILY SUBTOTAL		142	140	0	2	441	6	447		

DWELLING TYPE: TOWNHOUSES		UNIT TOTAL				CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR:	TAX	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	POP.	GROWTH	FUT POP		
2.89 C	MAP									
BRIGHTON WEST I CONDOS	C FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST II CONDOS	C FS 343	46	46	0	0	133	0	133	7008.01	901A
BRIGHTON WEST III CONDOS	C FS 343	49	49	0	0	142	0	142	7008.01	901A
BRIGHTON WEST IV CONDOS	C FS 343	52	52	0	0	150	0	150	7008.01	901A
BRIGHTON WEST V CONDOS	C FS 343	59	59	0	0	171	0	171	7008.01	901A
GREENS OF WARTHER	C FS 342	159	159	0	0	460	0	460	7008.01	909A
PARK SUMMIT	H FS 343	323	323	0	0	933	0	933	7008.01	901A
SHADY GROVE VILLAGE I PAR	H FS 342	177	177	0	0	512	0	512	7008.01	904 907 908
SHADY GROVE VILLAGE II PAR 2	C FS 342	122	122	0	0	353	0	353	7008.01	904 906
SHADY GROVE VILLAGE II PAR 3	C FS 342	108	108	0	0	312	0	312	7008.01	904
SHADY GROVE VILLAGE III SEC.	H FS 342	80	80	0	0	231	0	231	7008.01	906
TOWNS OF WARTHER	H FS 342	335	335	0	0	968	0	968	7008.01	909A
WASHINGTONIAN TOWNS	H FS 342	212	212	0	0	613	0	613	7008.01	909A 912
TOWNHOUSE SUBTOTAL		1,771	1,771	0	0	5,118	0	5,118		

DWELLING TYPE: APARTMENTS		UNIT TOTAL				CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR:	TAX	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	POP.	GROWTH	FUT POP		
2.17 C	MAP									
BRIGHTON VILLAGE	R FS 343	600	596	4	0	1,293	0	1293	7008.01	902 903
GOVERNOR'S SQUARE	R FS 343	238	238	0	0	516	0	516	7008.01	901A
PARK SUMMIT CONDOMINIUMS	C FS 343	72	72	0	0	156	0	156	7008.01	901A
SUBURBAN PARK	R FS 342	168	168	0	0	365	0	365	7008.01	906A
APARTMENT SUBTOTAL		1,078	1,074	4	0	2,331	0	2331		

NEIGHBORHOOD 3 TOTAL	2,991	2,985	4	2	7,890	6	7,896
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CITY OF GAITHERSBURG

JULY 1997

1-July-97

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 4	DWELLING UNITS	CURRENT &	CENSUS
KENTLANDS		ESTIMATED POPULATION	

DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP				UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
KENTLANDS:												
GATEHOUSE	H	ES	562	146	143	0	3	450	9	460	7008.06	105
HORSESHOE LOTS	H	ES	563	2	2	0	0	6	0	6	7008.06	105
HILL DISTRICT II	H	ES	563	49	47	0	2	148	6	154	7008.06	105
HILL DISTRICT III	H	ES	562	70	63	0	7	198	22	221	7008.06	105
HILL DISTRICT IV	H	ES	562	74	48	0	26	151	82	233	7008.06	105
LOWER LAKE DISTRICT	H	ES	563	16	16	0	0	50	0	50	7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)	H	ES	563	64	33	0	31	104	98	202	7008.06	105
MIDTOWN	H	ES	563	16	0	0	16	0	50	50	7008.06	105
OLD FARM PHASE I	H	ES	563	17	16	0	1	50	3	54	7008.06	105
OLD FARM PHASE II	H	ES	562	5	5	0	0	16	0	16	7008.06	105
OLD FARM PHASE III	H	ES	562	14	14	0	0	44	0	44	7008.06	105
TSCH. SQ. RD. K-946	H	ES	562	28	26	0	2	82	6	88	7008.06	105
KENTLANDS SUBTOTAL				501	413	0	88	1,301	277	1,578		
QUINCE ORCHARD PARK:												
PARKLANDS PHASE I		FS	123	116	0	0	116	0	365	365	7008.06	105B
PARKLANDS PHASE II		FS	123	159	0	0	159	0	501	501	7008.06	105B
WASHINGTONIAN WOODS		FT	121	375	375	0	0	1,181	0	1,181	7008.06	105
WESTLEIGH		FS	121	192	192	0	0	605	0	605	7008.06	105A 106 107 108
WOODS AT MUDDY BRANCH		FT	121	71	21	0	50	66	158	224	7008.06	105
SINGLE FAMILY SUBTOTAL				1,414	1,001	0	413	3,153	1,301	4,454		

DWELLING TYPE: TOWNHOUSES		POPULATION FACTOR: H TAX		UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
		2.89	C MAP									
KENTLANDS:												
GATEHOUSE	H ES 562			46	46	0	0	133	0	133	7008.06	105
HILL DISTRICT I	H ES 563			10	10	0	0	29	0	29	7008.06	105
HILL DISTRICT II	H ES 563			43	43	0	0	124	0	124	7008.06	105
HILL DISTRICT I (SDP) KENDRICK	C ES 563			6	6	0	0	17	0	17	7008.06	105
HILL DISTRICT IV	H ES 563			23	23	0	0	66	0	66	7008.06	105
HORSESHOE LOTS	H ES 563			32	32	0	0	92	0	92	7008.06	105
MIDTOWN	H ES 563			21	0	0	21	0	61	61	7008.06	105
OLD FARM PHASE II	H ES 562			7	7	0	0	20	0	20	7008.06	105
OLD FARM PHASE III	H ES 562			23	23	0	0	66	0	66	7008.06	105
MIDDLE & UPPER LAKE (SDP-4)	H ES 562			21	21	0	0	61	0	61	7008.06	105
ROCKY GORGE (KENTLANDS RIDGE)	H ES 563			51	51	0	0	147	0	147	7008.06	105
TSCH. SQ. RD. K-946	H FS 123			31	28	0	3	81	9	90	7008.06	105
KENTLANDS SUBTOTAL				314	290	0	24	838	69	907		
AMBERFIELD	H FS 342			394	394	0	0	1,139	0	1,139	7008.06	105
THE ORCHARDS	H ES 562			166	166	0	0	480	0	480	7008.06	111,112
QUINCE ORCHARD PARK:												
PARKLANDS PHASE I		FS 123		86	23	0	63	66	182	249	7008.06	105B
PARKLANDS PHASE II		FS 123		78	0	0	78	0	225	225	7008.06	105B
TOWNHOUSE SUBTOTAL				1,038	873	0	165	2,523	477	3,000		

NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
KENTLANDS:											
BUZZUTO CONDOS (BEACON SQ)	C	ES 562	56	56	0	0	122	0	122	7008.06	105
HILL DISTRICT I (KENDRICK PL)	C	ES 563	84	84	0	0	182	0	182	7008.06	105
MID. & UPP. LAKE APTS. (SDP-4)	C	ES 563	28	28	0	0	61	0	61	7008.06	105
KENTLANDS RIDGE	C	ES 563	60	60	0	0	130	0	130	7008.06	105
MIDTOWN, PHASE I	C	ES 563	221	0	0	221	0	480	480	7008.06	105
UPTOWN (BEACON SQ)	C	FS 123	240	240	0	0	521	0	521	7008.06	105
KENTLANDS SUBTOTAL			689	468	0	221	1,016	480	1,495	7008.06	
QUINCE ORCHARD PARK:											
PARKLANDS PHASE I		FS 123	0	0	0	0	0	0	0	7008.06	105B
PARKLANDS PHASE II		FS 123	112	0	0	112	0	243	243	7008.06	105B
TIMBERBROOK		FS 342	168	113	0	55	245	119	365	7008.06	105
WASHINGTONIAN WOODS	C	FS 122	200	200	0	0	434	0	434	7008.06	105
APARTMENT SUBTOTAL			1,169	781	0	388	1,695	842	2,537		

DWELLING TYPE: OTHER POPULATION FACTOR: H TAX 1.00 C MAP			UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	TRACT	BLOCK
OTHER: KENTLANDS URB.COTTAGES											
SDP-1(GATEHOUSE, OLD FARM)	H	ES 563	45	26	0	19	26	19	45	7008.06	105
SDP-2 (HILL DISTRICT)	H	ES 563	44	0	0	44	0	44	44	7008.06	105
SDP-4 (MIDDLE AND UPPER LAKE)	H	ES 563	31	1	0	30	1	30	31	7008.06	105
SDP-5A (MIDTOWN, PHASE I)	H	ES 563	15	0	0	15	0	15	15		
OTHER DWELLING SUBTOTAL			135	27	0	108	27	108	135		

NEIGHBORHOOD 4 TOTAL	3,756	2,682	0	1,074	7,398	2,728	10,126
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* KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS
AND/OR FINAL SITE PLAN APPROVALS

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
MIDTOWN FORECASTS CONSIST OF: 45% TOWNHOMES, 45% APARTMENTS & 10% URBAN COTTAGES

CITY OF GAITHERSBURG

JULY 1997

1-July-97

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 5	DWELLING UNITS	CURRENT &	CENSUS
DIAMOND FARMS		ESTIMATED POPULATION	

DWELLING TYPE: SINGLE FAMILY				UNIT			OTHER			CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	UNITS	COMPL	USES	TO BE	COMPL.	POP.	GROWTH	FUT POP.		
	3.15	C	MAP											
BRIDLEWOOD (FERNSHIRE)	H	ES 563		80	80	0	0	0	0	252	0	252	7008.05	501
DIAMOND COURTS		FT 121		200	200	0	0	0	0	630	0	630	7008.05	407 410 411 412 501
DIAMOND HOUSE		FT 122		1	1	0	0	0	0	3	0	3	7008.05	301
FERNSHIRE WOODS	H	ET 561		14	14	0	0	0	0	44	0	44	7008.05	501
HIDDEN ORCHARDS	H	FT 121		23	23	0	0	0	0	72	0	72	7008.05	501
HUNTER'S TRACE		FT 121		33	33	0	0	0	0	104	0	104	7008.05	411
JOAN'S HILL		FT 122		8	8	0	0	0	0	25	0	25	7007.06	905A
LEAFY OVERLOOK		FT 122		3	3	0	0	0	0	9	0	9	7008.05	402
LONGDRAFT ESTATES	H	ES 563		40	40	0	0	0	0	126	0	126	7008.05	501
LONGDRAFT OAKS		FT 123		12	1	0	11	0	0	3	35	38	7007.06	905B
ORCHARD HILLS	H	FT 122		91	89	0	2	0	0	280	6	287	7008.05	501
PHEASANT RUN	H	FT 122		152	152	0	0	0	0	479	0	479	7008.05	301,304,305,306,307,308,403,404,405
RELDA SQUARE	H	ET 561		68	68	0	0	0	0	214	0	214	7008.05	501
WEST RIDING		ET 561		105	105	0	0	0	0	331	0	331	7008.05	407 501
SINGLE FAMILY SUBTOTAL				830	817	0	13			2,574	41	2,614		

DWELLING TYPE: TOWNHOUSES				UNIT			OTHER			CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	UNITS	COMPL	USES	TO BE	COMPL.	POP.	GROWTH	FUT POP.		
	2.89	C	MAP											
BENNINGTON (ECHO DALE)	H	FT 122		296	296	0	0	0	0	855	0	855	7007.06	904 907 910
DIAMOND FARMS	H	FT 121		270	270	0	0	0	0	780	0	780	7008.05	101 102 501 503
DORSEY ESTATES	H	FT 122		49	49	0	0	0	0	142	0	142	7007.06	907
FERNSHIRE FARMS/COVENTRY	H	FS 123		342	342	0	0	0	0	988	0	988	7008.05	501
ORCHARD PLACE	H	FT 121		156	156	0	0	0	0	451	0	451	7008.05	101 103
ORCHARD GLEN		FT 122		33	20	0	13	0	0	58	38	95	7008.05	301
PHEASANT RUN (DUPLEXES)	H	FT 122		64	64	0	0	0	0	185	0	185	7008.05	301 304 305 402
SENECA MEWS		FT 121		30	27	0	3	0	0	78	9	87	7008.05	304
TOWNHOUSE SUBTOTAL				1,240	1,224	0	16			3,537	46	3,584		

DWELLING TYPE: APARTMENTS				UNIT			OTHER			CURRENT PROJECTED PROJECTED			TRACT	BLOCK
POPULATION FACTOR: H TAX				TOTAL	UNITS	COMPL	USES	TO BE	COMPL.	POP.	GROWTH	FUT POP.		
	2.17	C	MAP											
DIAMOND SQUARE	R	FT 342		120	120	0	0	0	0	260	0	260	7007.06	914
ORCHARD POND	R	FT 122		747	743	4	0	0	0	1,612	0	1,612	7007.06	908 918 919
POTOMAC OAKS CONDOS	C	FT 121		540	539	1	0	0	0	1,170	0	1,170	7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122		684	684	0	0	0	0	1,484	0	1,484	7008.05	204 301
APARTMENT SUBTOTAL				2,091	2,086	5	0			4,527	0	4,527		

NEIGHBORHOOD 5 TOTAL				4,161	4,127	5	29			10,638	87	10,725		
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CITY OF GAITHERSBURG

JULY 1997

1-July-97

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION	CENSUS
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DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.15 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
SCATTERED @ WATKINS MILL RD.	FU 341	3	3	0	0	9	0	9	7007.07	903A
SINGLE FAMILY SUBTOTAL		3	3	0	0	9	0	9		

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.89 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
CARRIAGE HILL	H FT 343	39	39	0	0	113	0	113	7007.07	903A
MONTGOMERY MEADOWS SEC. I	H FT 343	158	158	0	0	457	0	457	7007.07	911 912
MONTGOMERY MEADOWS SEC. II	H FU 341	207	207	0	0	598	0	598	7007.07	905
MONTGOMERY MEADOWS SEC. III (LAKEFOREST GLEN)	H FU 341	93	93	0	0	269	0	269	7007.07	905
WOODLAND HILLS	H FT 343	258	258	0	0	746	0	746	7007.07	903A 904
TOWNHOUSE SUBTOTAL		755	755	0	0	2,182	0	2,182		

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.17 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.	TRACT	BLOCK
HUNT CLUB	R FT 343	336	333	3	0	723	0	723	7007.07	919A
MONTGOMERY KNOLLS	R FT 343	210	210	0	0	456	0	456	7007.07	911
VILLAGE OVERLOOK (HYDE PARK)	C FT 343	270	270	0	0	586	0	586	7007.07	903
WINDBROOKE CONDOS	C FU 341	130	130	0	0	282	0	282	7007.07	903
APARTMENT SUBTOTAL		946	943	3	0	2,046	0	2,046		

NEIGHBORHOOD 6 TOTAL		1,704	1,701	3	0	4,238	0	4,238		
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CITY OF GAITHERSBURG

July 1, 1997

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	*OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	5,644	5,457	40	144	13,150	257	13,407
NEIGHBORHOOD 2	2,268	2,254	3	11	5,814	35	5,849
NEIGHBORHOOD 3	2,991	2,985	4	2	7,890	6	7,896
NEIGHBORHOOD 4	3,756	2,682	0	1,074	7,398	2,728	10,126
NEIGHBORHOOD 5	4,161	4,127	5	29	10,638	87	10,725
NEIGHBORHOOD 6	1,704	1,701	3	0	4,238	0	4,238
OVERALL CITY TOTALS	20,524	19,206	55	1,260	49,126	3,113	52,240

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,315	740	3,587	2	5,644
NEIGHBORHOOD 2	600	480	1,188		2,268
NEIGHBORHOOD 3	142	1,771	1,078		2,991
NEIGHBORHOOD 4	1,414	1,038	1,169	135	3,756
NEIGHBORHOOD 5	830	1,240	2,091		4,161
NEIGHBORHOOD 6	3	755	946		1,704
OVERALL CITY TOTALS	4,304	6,024	10,059	137	20,524

COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	APARTMENTS	**OTHER RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,275	710	3,470	2	5,457
NEIGHBORHOOD 2	589	480	1,185	0	2,254
NEIGHBORHOOD 3	140	1,771	1,074	0	2,985
NEIGHBORHOOD 4	1,001	873	781	27	2,682
NEIGHBORHOOD 5	817	1,224	2,086	0	4,127
NEIGHBORHOOD 6	3	755	943	0	1,701
OVERALL CITY TOTALS	3,825	5,813	9,539	29	19,206

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,304	21.0%	3,825	19.9%	479	37.9%
TOWNHOUSE UNITS	6,024	29.4%	5,813	30.3%	211	16.7%
APARTMENT UNITS	10,059	49.0%	9,539	49.7%	520	41.1%
OTHER **	137	0.7%	29	0.2%	54	4.3%
OVERALL CITY TOTALS	20,524	100.0%	19,206	100.0%	1,264	100.0%

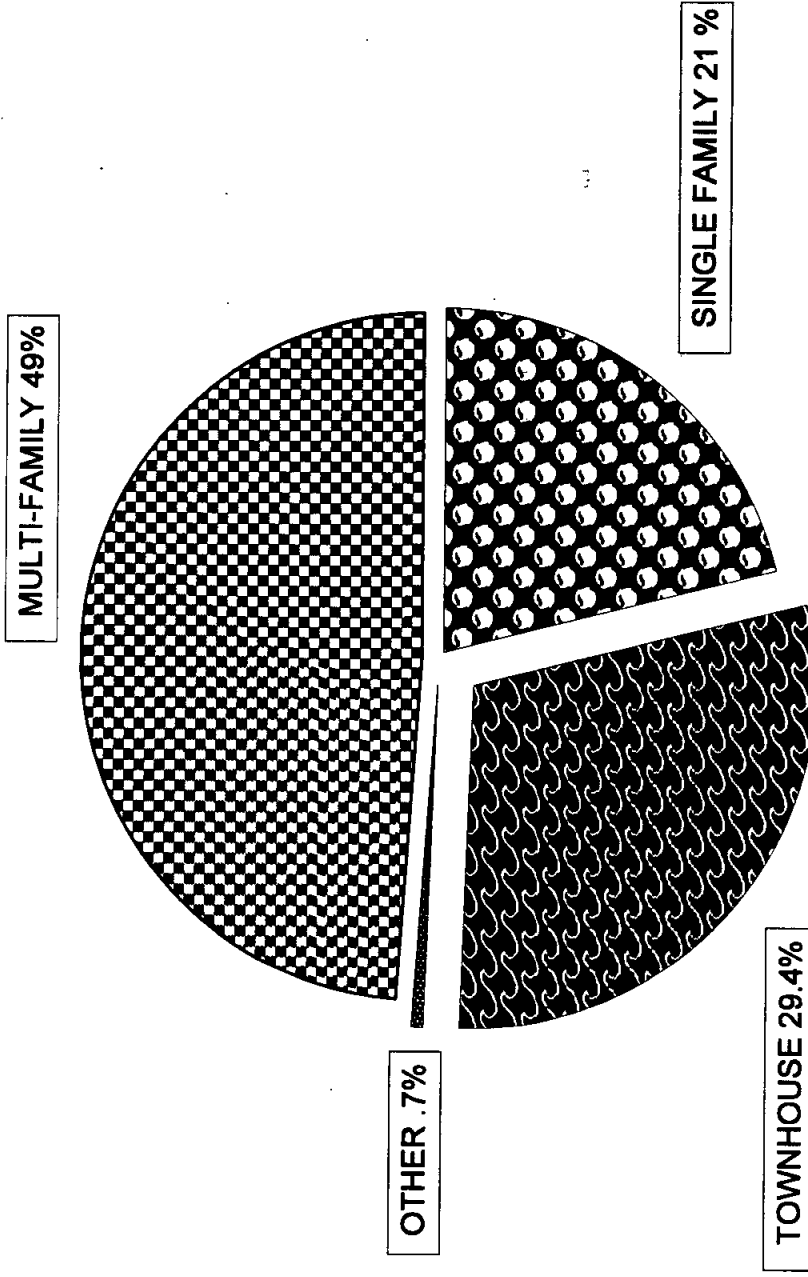
Footnotes





* Dwelling units, such as an apartment, currently used for non-residential, e.g. office or storage

** Category of "other" referring to Urban Cottages or institution

COMPLETED DWELLING UNITS BY HOUSING TYPE - JULY 1997

CITY OF GAITHERSBURG



-  MULTI-FAMILY
 -  TOWNHOUSE
 -  OTHER
 -  SINGLE FAMILY
- OTHER: Includes Asbury Nursing Home, Wells-Robertson House and Kentlands urban cottages
- MULTI-FAMILY: Includes apartments and condominiums